Mitigation and Monitoring Plan for the Point Reyes Hostel Expansion

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State of California

The Resources Agency

State Coastal Conservancy

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.
The following is the Mitigation Monitoring Plan (MMP) for the Point Reyes Hostel Expansion project ("Project"). The MMP includes a description of the requirements of the California Environmental Quality Act and a compliance checklist. The project as approved includes mitigation measures. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Assessment (EA) for this project (National Park Service 1999) which was adopted by the State Coastal Conservancy (SCC) as a Mitigated Negative Declaration under CEQA, and within the Addendum to the EA (State Coastal Conservancy 2008). Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the EA and Addendum for the Point Reyes Hostel Expansion project prepared by the National Park Service (NPS) and the SCC. This MMP is intended to be used by NPS staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the EA prepared for the proposed project. Some of these measures were further clarified or elaborated in the Addendum.

Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the NPS. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The NPS will be responsible for ensuring compliance.

During construction of the project, the NPS shall organize the Mitigation Monitoring team to verify compliance with the requirements of this Mitigation Monitoring Plan. Aided by the attached table, the Team will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMP.
- Having the authority to require correction of activities that violate mitigation measures. The Team shall have the ability and authority to secure compliance with the MMP.
- Acting in the role of contact for community members or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the NPS.
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

MITIGATION MONITORING PLAN

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance. The NPS will submit a report of compliance with these measures to the SCC upon completion of the project.

Mitigation and Monitoring Table

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
Loss of special status plant species. Temporary loss of disturbed coastal scrub and non-native grassland vegetation. Potential increase in non-native plants after construction.	1. Survey for potential special status plant species. Fence or flag any special status plant occurrences and native vegetation areas to protect from inadvertent disturbance. 2. Stock-pile equipment and materials on existing disturbed areas. 3. Remove non-native plants from disturbed areas after construction. 4. Revegetate areas disturbed by construction with native plant materials.	NPS	1. Before construction 2. During construction 3-4. After construction	NPS
Temporary disruption of nesting birds.	Preconstruction nest surveys of the project area will be conducted. If preconstruction surveys identify active nests belonging to common migratory bird species, a 100-foot exclusion zone will be established around each nest to minimize disturbance-related impacts on nesting birds. If active nests belonging to special-status migratory birds are identified, a no-activity buffer zone will be established around each nest. The radius of the no-activity zone and the duration of exclusion will be determined in consultation with the U.S. Fish and Wildlife Service.	NPS	One week before, and during construction.	NPS
Disturbance of California red-legged frog.	1. A pre-construction survey shall be conducted immediately preceding any construction activity that occurs in California red-legged frog habitat or an activity that may result in take of the species. The USFWS-approved biologist shall carefully search all obvious potential hiding spots for California red-legged frogs. In the unlikely event that a California red-legged frog is found during the preconstruction survey, the biologist will contact the USFWS immediately to determine the appropriate course of action.	NPS		NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	2. Tightly woven natural fiber netting or similar material shall be used for erosion control or other purposes at the project site to ensure that California red-legged frogs are not trapped. This limitation will be communicated to the contractor through use of special provisions included in the bid solicitation package. Coconut coir matting is an acceptable erosion control material. No plastic monofilament matting shall be used for erosion control. 3. Access routes to the construction area and the size of staging and work areas will be limited to the minimum necessary to achieve the project goals. Routes and boundaries of the access roads will be clearly marked prior to initiating construction/grading. 4. A speed limit of 10 mph on dirt roads will be maintained.			
Hazardous material spills to Laguna Creek, potentially impacting California red-legged frog, steelhead trout, and other species	1. NPS will require the construction contractor to prepare a spill prevention and response plan that regulates the use of hazardous and toxic materials, such as fuels and lubricants for construction equipment. NPS would oversee implementation of the spill prevention and response plan. Elements of the plan would ensure that: • workers are trained to avoid and manage spills; • construction and maintenance materials are prevented from entering surface waters and groundwater; and • all spills are cleaned up immediately and appropriate agencies are notified of any spills and of the cleanup procedures employed. 2. All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils, and solvents. Any	NPS	1.Before construction 2 and 3. During construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	fuel or oil leaks will be cleaned up immediately and disposed of properly. 3. Hazardous materials such as fuels, oils, solvents, etc. will be stored in sealable containers in a designated location that is at least 200 feet from Laguna Creek. All fueling and maintenance of vehicles and other equipment will occur at least 200 feet from Laguna Creek.			
Temporary increased influx of fine sediments and construction debris into Laguna Creek due to construction activities	1. Conduct construction activities during the dry season. 2. Implement site-specific erosion control measures, such as silt fencing, straw bales, or soil berms. 3. Minimize removal of and damage to native vegetation. 4. Install temporary construction fencing to identify areas that require clearing, grading, revegetation, or recontouring, and minimize the extent of areas to be cleared, graded, recontoured, or otherwise disturbed. 5. Grade and stabilize spoils sites to minimize erosion and sediment input to surface waters and generation of fugitive dust (see Measures to Mitigate Temporary Increase in Dust and Exhaust below).	NPS	During construction	NPS
Temporary increase in dust and exhaust from construction activities	1. Spray disturbed areas with water during construction. 2. Cover beds of trucks hauling material from the project site or require them to maintain at least 2 feet of freeboard. 3. Ground disturbance will be kept to less than 3,500 square feet to minimize erosion. 4. Water unpaved access roads, parking areas, and staging areas as necessary, or stabilize them with nontoxic soil stabilizers approved for use adjacent to surface waters. 5. Apply (nontoxic) soil stabilizers to inactive earthwork areas	NPS	1-8. During construction 9. After construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	(previously graded areas inactive for 10 days or more). 6. Enclose, cover, water, or apply nontoxic soil stabilizers to exposed stockpiles as necessary. 7. Maintain properly tuned equipment and limit idling time to 5 minutes. 8. Limit traffic speeds on unpaved roads to 10 mph. 9. Regrade and restore disturbed areas quickly after construction.			
Potentially liquefiable soils and unknown soil conditions at the project site could increase geologic hazards to visitors and staff.	1. A qualified soil engineer shall investigate soil conditions and make recommendations to ensure structural stability of the proposed structure. The stability recommendations shall be incorporated into the project. 2. Compaction shall be used to stabilize the soil beneath the proposed building. 3. Work shall be closely monitored to minimize ground movement and its potential impact on buildings and structures.	NPS	1. Before construction 2-3. During construction	NPS
Because of the site geology and the proximity to the San Andreas Fault, the new building could increase seismic hazards to visitors.	The new facilities shall be constructed in conformance with the Uniform Building Code, Chapter 16 (Zone 4) and would fully meet standards for wind and earthquakes.	NPS	During construction	NPS
Potential damage to archaeological resources.	The NPS will coordinate with the Federated Indians of Graton Rancheria to insure that either an NPS or FIGR representative is on site during the construction activities. While the project site does not contain any documented resource areas, the NPS employee will be on site to insure that this is indeed the case. In the case that resources are discovered during the course of construction, the NPS will act immediately and appropriately as documented in 36 CFR 800.13 “Post-review discoveries” (http://www.achp.gov/regs.html#800.13).	NPS	During construction	NPS
Intrusion of new building on	The facility is designed and shall be constructed to be compatible	NPS	Before and	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
cultural landscape that includes a historic structure (main house) eligible for the National Register of Historic Places.	with the existing structures and integrated into the existing complex.		during construction	
Potential loss of natural scenic values due to the addition of a new building	1. The colors of the proposed building shall be designed to blend with the surrounding natural environment and integrate with the existing adjacent lodging units. 2. Improvements shall be made to the former garage to improve its aesthetic quality.	NPS	During construction	NPS
The Project may increase fire hazard because the new facility will contain flammable materials and will be located adjacent to flammable coastal scrub/grassland vegetation.	1. Access enhancements for emergency vehicles will be made along the main entrance road. 2. Hazardous materials and waste shall be properly stored in accordance with federal and state standards and regulations and the *Point Reyes National Seashore Hazardous Waste Management Plan*. 3. Fully automatic sprinkler systems shall be installed in all hostel buildings. 4. Vegetation adjacent to the building will be trimmed or removed in keeping with fire safety. 5. Adequate space will be provided around buildings for emergency vehicle access.	NPS	1. Before construction 2-5. After construction	NPS
Temporary increase in construction-related noise.	1. NPS will post signs at the construction site and on the park website providing the name and contact information for an NPS staff member the public can contact with noise concerns. This person will be responsible for recording and monitoring complaints related to construction noise, and for ensuring that logged complaints are mitigated to the maximum extent possible. Construction times and contact information for noise concerns will also be publicized in the park newsletter.	NPS	1. Before and during construction 2. During construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	2. Construction equipment will be required to have sound control devices at least as effective as those originally provided by the manufacturer, and no equipment will be operated with an unmuffled exhaust. No construction shall take place before 7:00 AM or after 7:00 PM.			
Temporary increase in construction-related traffic	The NPS and its contractors will require the construction contractor to prepare and implement a traffic safety plan. The traffic safety plan will address appropriate vehicle size and speed, travel routes, closure plans, detour plans (if any), flagperson requirements (if any), locations of turnouts to be constructed (if any), coordination with law enforcement and fire control agencies, measures ensuring emergency access, and additional need for traffic or speed limit signs. Delivery and haulage access, including contractor mobilization and demobilization, will be scheduled to minimize impacts on traffic on area roadways, including US-101. Construction worker parking and access will be managed to avoid impeding access for park visitors and emergency vehicles.	NPS	Before and during construction	NPS

NPS=National Park Service